

Property Location: 78 COOLEY AV
Vision ID: 3438

Account #3493

MAP ID: 4/ 72A/ A/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:55

CURRENT OWNER

MCGRATH ANDREW A + LINDA M

PO BOX 410

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375709_2851907

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
126,800
84,500
6,200

Assessed Value
126,800
84,500
6,200

Total

217,500

217,500

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCGRATH ANDREW A + LINDA M
SMITH MICHAEL E + LINDA L
SMITH MICHAEL E
PORCELLO ANDREW J + THERE
CELLA

BK-VOL/PAGE
09879/ 0461
08683/ 0479
07788/ 0532
06951/ 0027
05960/ 0318

SALE DATE
05/30/1997
12/21/1993
08/23/1991
08/31/1988
12/06/1985

q/u
U
U
U
U
U

v/i
1
1
1
1
1

SALE PRICE
125,500
1
142,500
151,000
90

V.C.
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

124,600

2016

101

123,500

2015

101

123,500

2017

101

82,400

2016

101

80,000

2015

101

80,000

2017

101

6,200

2016

101

6,200

2015

101

500

Total:

213,200

Total:

209,700

Total:

204,000

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

126,800
0
6,200
84,500
0
217,500
C
0
217,500

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/19/2015

317

15

PERMIT VISIT

06/05/2015

317

15

PERMIT VISIT

03/19/2015

317

15

PERMIT VISIT

07/11/2012

317

15

PERMIT VISIT

01/14/2010

316

15

PERMIT VISIT

BUILDING PERMIT RECORD

Permit ID
Issue Date
Type
Description
Amount
Insp. Date
% Comp.
Date Comp.
Comments

201501780

05/29/2015

3

GARAGE

5,000

06/19/2015

100

06/19/2015

14X24 PRE-FAB ONE C

201402783

10/31/2014

9

ALTERATION

2,309

03/19/2015

100

03/19/2015

ENTRY DOOR NVC

201202097

05/03/2012

9

ALTERATION

11,500

0

ENTRY DOOR & 3 WIN

285

11/18/2009

25

WINDOWS

2,000

0

6 REPLACEMENT NVC

334

10/23/2007

25

WINDOWS

3,100

0

7 REPLACEMENT NVC

334A

10/21/2005

20

WOOD STOVE

300

0

236

07/26/2005

9

ALTERATION

5,000

0

REPLACE FRENCH DO

LAND LINE VALUATION SECTION

B #
Use Code
Use Description
Zone
D
Front
Depth
Units
Unit Price
I. Factor
S.A.
Acre Disc
C. Factor
ST. Idx
Adj.
Notes- Adj.

Special Pricing

Spec Use
Spec Calc

S Adj Fact
Adj. Unit Price
Land Value

1

101

ONE FAM

RB

16,040

SF

5.27

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.27

84,500

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

84,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		SPLIT ENT	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	504		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	19		TEX 111	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			125.72
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			164,695
Heat Type	1		FORCED H/A	AYB			1985
AC Type	03		FULL	EYB			1994
Bedrooms	3			Dep Code			AG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			23
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			77
Basement Floor	12		CONCRETE	Apprais Val			126,800
Bsmt Garage	2			Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1998	A		GD	70	500
03	GARAGE	OB	Outbuilding	L	288	28.18	2015	A		GD	70	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,041	1,041		125.72	130,876
LLV	LOWR LEVEL	0	1,008		31.43	31,682
WDK	WOOD DECK	0	120		17.81	2,137
Ttl. Gross Liv/Lease Area:		1,041	2,169	1,310		164,695

